LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

## South Platte Crossing Suites Available

7190 Colorado Blvd., Commerce City, CO 80022



www.FullerRE.com



3rd Floor - FOR LEASE				
Size:	ze: 5,372± SF			
Lease Rate:	\$16.00/SF MG (Tenat pays in-suite janitorial)			
Parking:	370 Spaces (5.3:1,000 ratio)			
YOC:	1980			

Located just off the I-76/E. 74th Ave. interchange, this 69,984 SF building currently offers several floors for sale, and a unit to lease. Located in the heart of Commerce City, this attractive, 1980-built building is walking distance to the 72nd Ave. RTD Light Rail Station and offers abundant parking. (370 spaces)

4th Floor - FOR SALE				
Size:	11,419± SF (The entire floor)			
Price/SF:	\$100			
Sales Price:	\$1,150,000			
Taxes:	\$25,125.20 (Adams County Parcel #: 01823062205026)			

6th Floor - FOR SALE				
Size:	11,419± SF (The entire floor)			
Price/SF:	\$100			
Sales Price:	\$1,150,000			
Taxes:	\$25,125.20 (Adams County Parcel #: 01823062205028)			

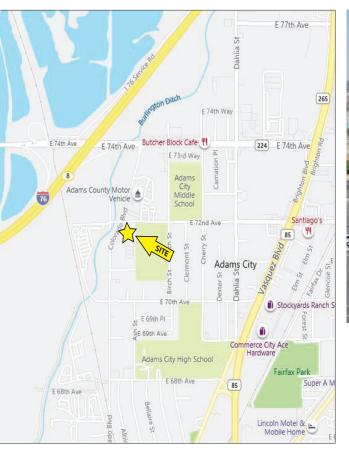
Fuller Real Estate (303) 534-4822

Click for Brokerage Disclosure Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com Alex Scott (720) 287-5417 direct (972) 207-8877 mobile AScott@FullerRE.com

©2020 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice



5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



## RTD's "N-Line" Coming Fall of 2020





## 3rd, 4th & 6th Floor Sale/Lease Information

- Spectacular Western Views
- Located directly across from RTD's "N-Line" Commuter Rail
- Abundant Parking (370 surface parking spaces)
- Located in an Opportunity Zone •
- Perfect for non-profit organizations, municipal services, and • general office uses
- Great access to I-70, I-270, I-76 and Hwy 85
- RTD bus stop in front of property at 72nd & Colorado Blvd. •
- 30-minutes from Denver International Airport
- Traffice Count 16,400 vpd on E. 72nd Ave. • 11,500 vpd on Colorado Bvd.

	DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
		Population	4,366	67,384	234,685
	$\bigcirc$				
		Households	1,332	21,505	80,766
5	$(\mathbf{P})$	Medium Income	\$47,859	\$53,453	\$59,027
_		Medium Age	32.70	32.40	32.80
	$\overline{\bigcirc}$				
oria St		Traffic	28,881 vpd -	E. 74th Ave. at I-76	

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.